



LOYOLA CORNERS CONCEPT PLAN
LOS ALTOS, CALIFORNIA
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ACKNOWLEDGEMENTS

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Acknowledgements**The Design Vision**

Concept Plan		
Site Inventory/Analysis	2	
Existing Site Conditions	3	
Site Plan		
Overall Concept Plan	4	
Character Images	5	
'A' Street		
Plan	6	
Elevation	7	
Fremont Avenue and 'B' Street		
Plan	8	
Elevations	9	
Historic Plaza at Fremont Avenue and Dolores Avenue		
Plan	13	
Dolores Avenue		
Plan	14	
Elevation	15	
Miramonte Avenue		
Plan	16	
Elevations	18	
Planting		
Plan	21	
Tree, Shrub, & Grass Palette	22	
Site Elements		
Streetlights	23	
Concrete Paving	23	
Seating	24	
Pots/Planters	24	
Bollards	24	
Newsracks	25	
Receptacles	25	
Bike Racks	25	

THE DESIGN VISION

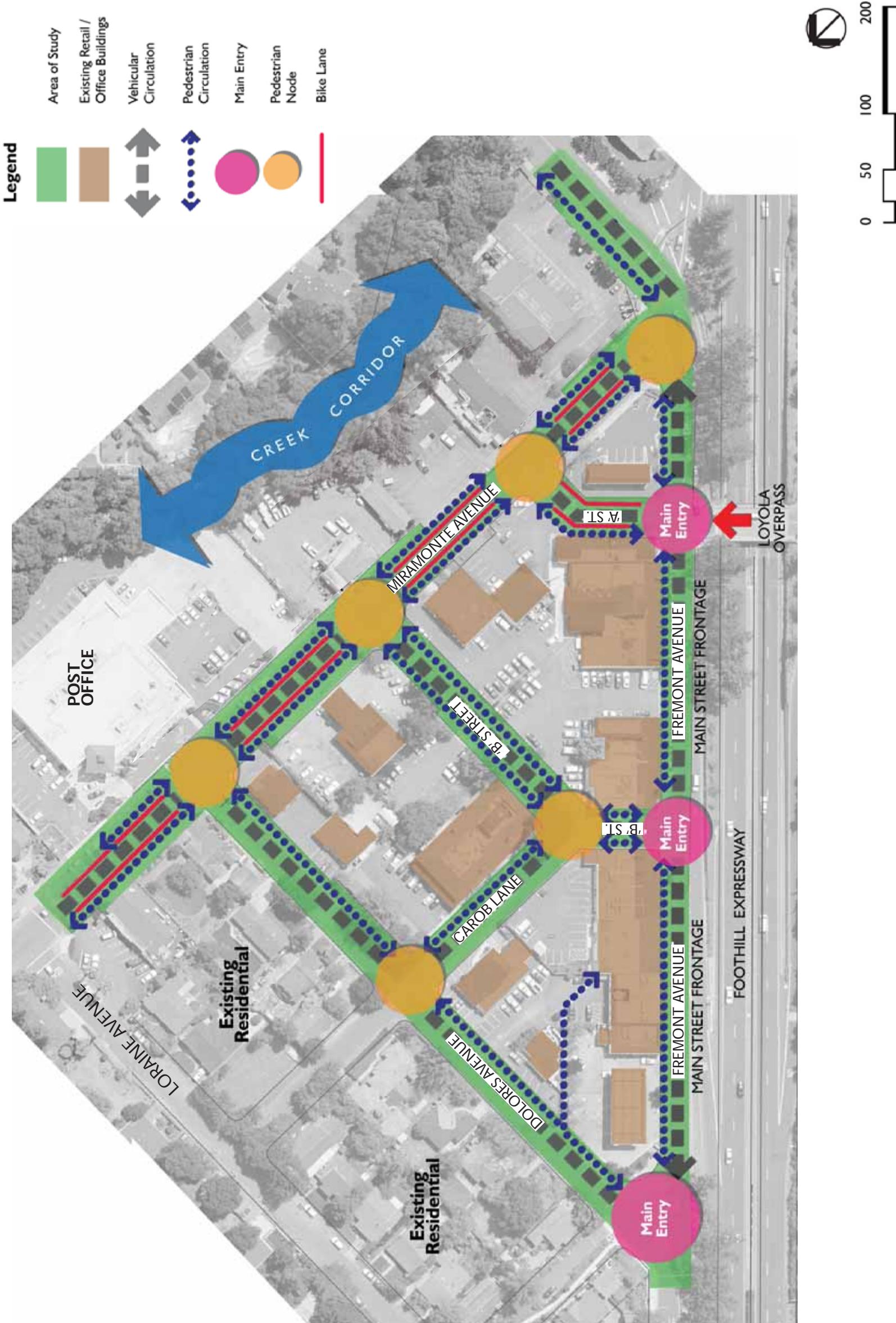
THE DESIGN VISION

CONCEPT PLAN

Loyola Corners is a 17.1 acre district consisting of retail, office and residential uses. The area is nestled in a Los Altos neighborhood and is bordered by Miramonte Avenue, Dolores Avenue, and Fremont Avenue, which is a frontage road parallel to the Foothill Expressway. The location of the district, its highly visible corners, existing businesses, and the proximity to a primary travel route pose an opportunity to create a memorable destination.

In 1990 the Loyola Corners Neighborhood Commercial Center Specific Plan was adopted to “encourage and facilitate the long term viability of commercial activity at Loyola Corners.” From this document a design vision was facilitated by the City and carried through in the following implementation plan.

Access to the site is by three main entries along Fremont Avenue. Currently, poorly delineated pedestrian and vehicular circulation is making conditions unsafe and unattractive. Existing commercial businesses consist primarily of one-story buildings. There are two connections from Miramonte Avenue to the creek corridor.



Site Inventory/Analysis

Fremont Avenue

Existing sidewalk paving is cracked and inconsistent in color.

Miramonte Avenue

The corner of Fremont and Miramonte is a potential location for enhanced pedestrian improvements.

A Street

Improved intersection geometry and pedestrian enhancements would clarify right turns and create a pedestrian friendly environment.



Heavy traffic, a flush sidewalk curb, and unclear definition of a right-turn lane creates an unsafe pedestrian condition at A Street.



An existing specimen Coast Live Oak anchors the B Street intersection.

B Street / Carob Lane

Insufficient sidewalk width on Carob Lane results in small tree cutouts and trees too close to adjacent buildings.



Definition between the street edge and the property frontages along Carob Lane is needed.

Dolores Avenue

The intersection of Fremont Avenue and Dolores Avenue provides an opportunity for a historic plaza.

Existing Historic Features

Sidewalks and street striping are needed to provide separation between pedestrian and vehicular circulation. In addition, a tree screen should be planted in front of residences.

**Existing Site Conditions**

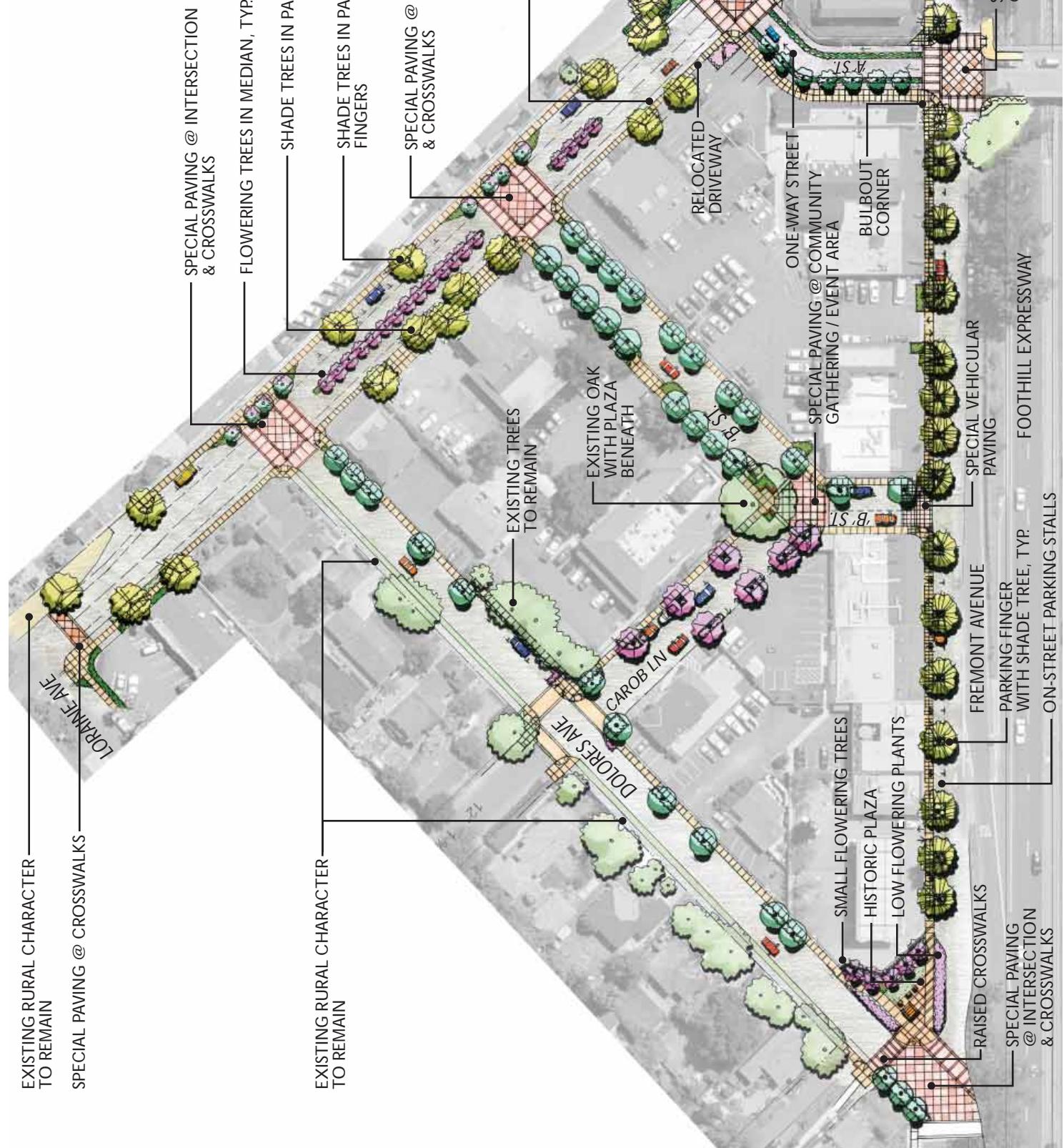
SITE PLAN

The Implementation Plan establishes a sense-of-place by applying layers of improvements to the existing framework of Loyola Corners. The first step in defining the district is to enhance the entries along Fremont Avenue at A Street, B Street, and Dolores Avenue are visible from the Expressway and should be treated with special paving and landscape. Improving the entries and the perimeter, including the Fremont Frontage, creates a first impression which will invite people to explore the district.

A clear organization of pedestrian and vehicular circulations are vital to the success of Loyola Corners. Patterns of paving, landscape, and streetscape furnishings will establish a hierarchy of vehicular traffic, bike traffic, walking paths, and pedestrian nodes. Encouraging people to linger, cross the street, and see what's around the corner creates a synergy vital to Loyola Corners' economic viability.

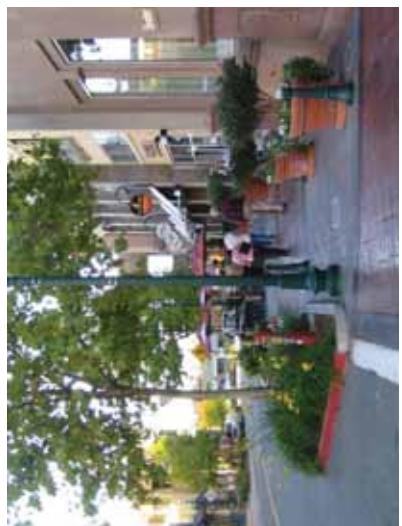
Existing bike routes on Fremont Avenue, Dolores Avenue and B Street will be preserved. New Class 2 Bikeways will be added along Miramonte Avenue.

A Street will become a one-way street heading from Fremont Avenue to Miramonte Avenue. On the south side of Dolores Avenue, 10 street trees will be added while the existing condition will be preserved along the north side.



Overall Concept Plan

Corner Bulbouts / Sidewalk Treatment



Entry Features



Parking Fingers



Crosswalk Treatments



Drain Feature



The majority of retail activity occurs along Fremont Avenue, the main street frontage. The frontage will be enhanced with large shade trees in parking fingers. A Street, B Street, and Dolores Avenue are the internal streets linking Fremont Avenue and Miramonte Avenue. Sidewalks will be added to both sides of A and B Streets, and the south side of Dolores Avenue to strengthen the pedestrian linkages. Planters separating the sidewalk and streets will beautify the streets and buffer pedestrians. Improvements to Miramonte Avenue, a main connector between residential neighborhoods and Foothill Expressway, include a landscaped median, shade street trees, and special pedestrian crossings.

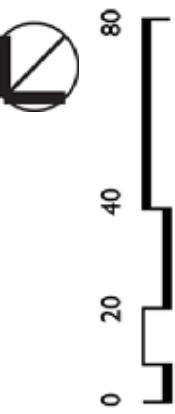
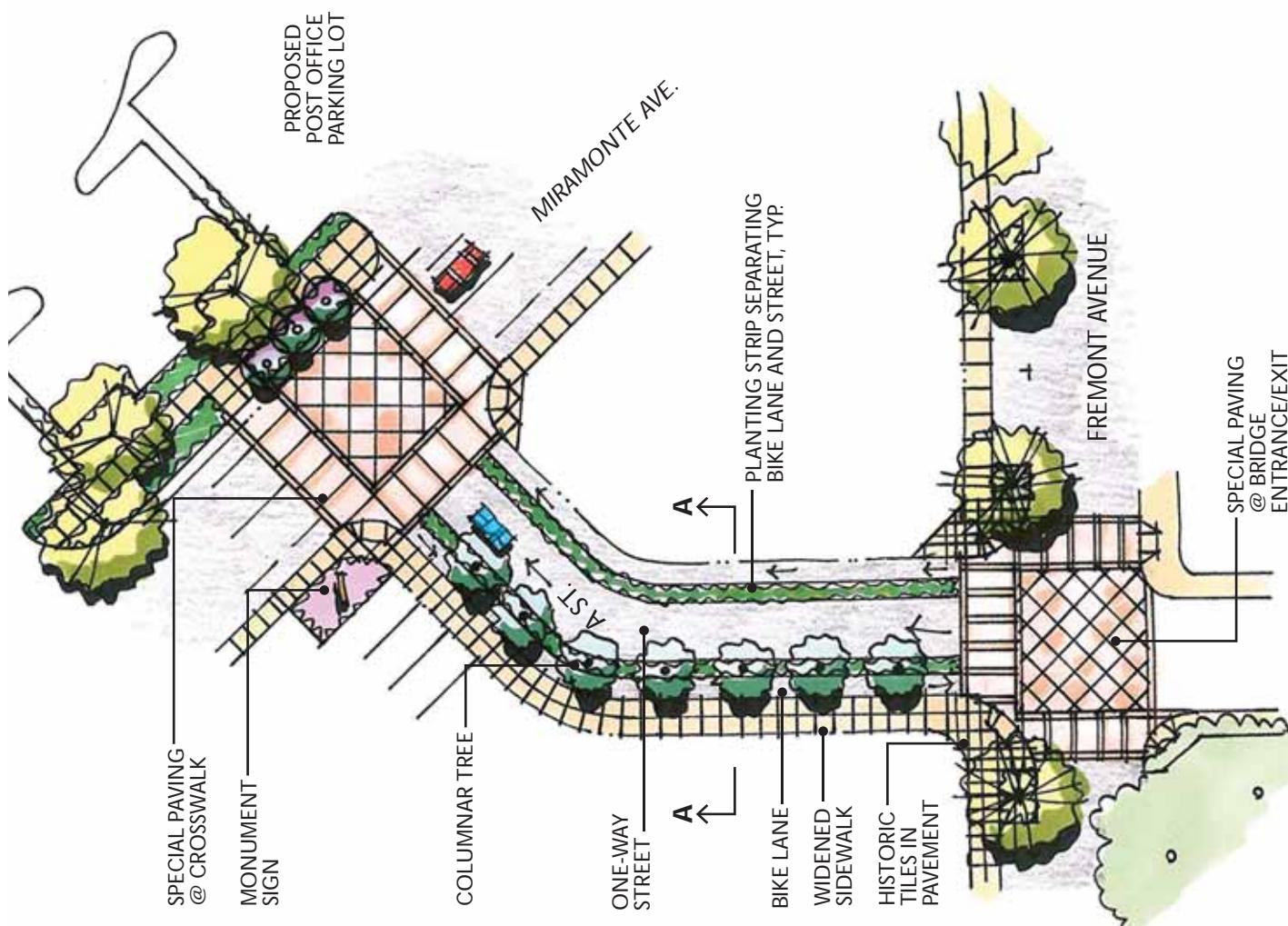
Corner bulbouts throughout the district will contain seating elements, walls, pots, and planting which will set the stage for impromptu gathering. The bulbouts reduce crossing distances and slow vehicular traffic enhancing pedestrian safety.

Pedestrianization of Loyola Corners will help revitalize the district, creating an environment of new urbanism and establishing it as a place to live, work, shop, and socialize.

Character Images

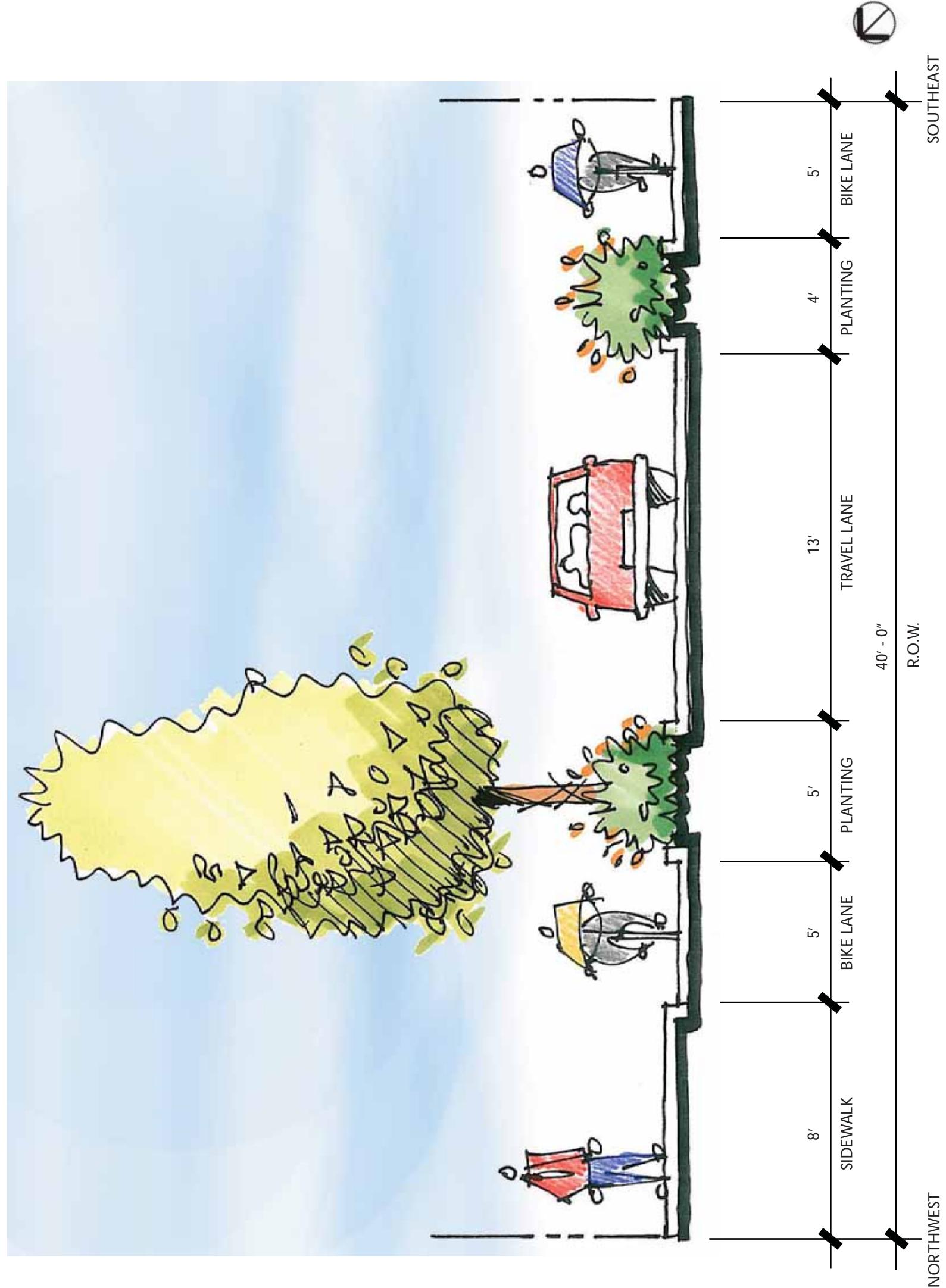
THE DESIGN VISION

'A' STREET



Key Map

Plan

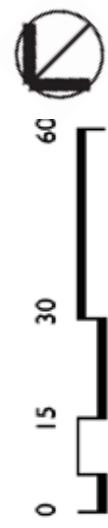
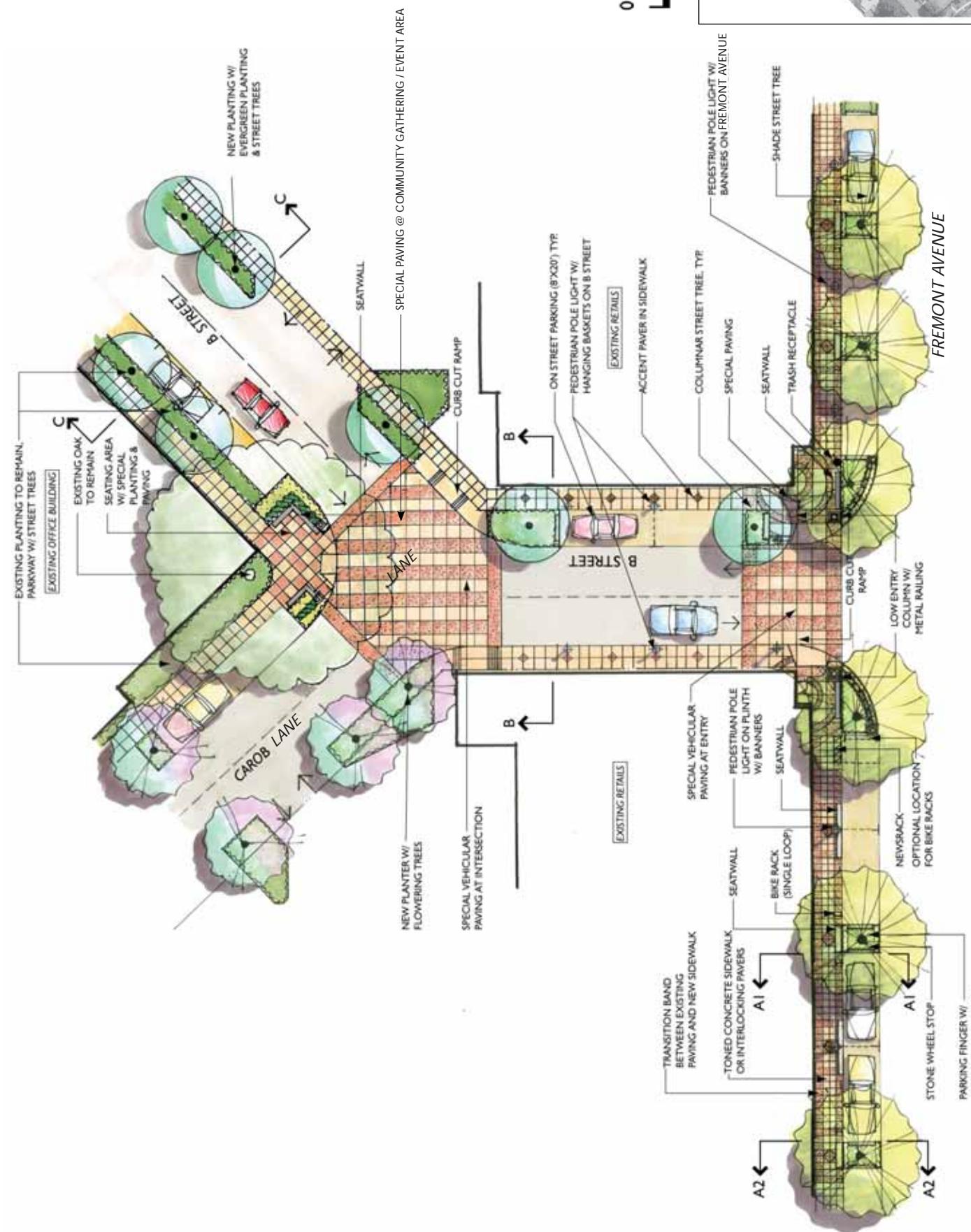


'A' Street : Elevation A - A

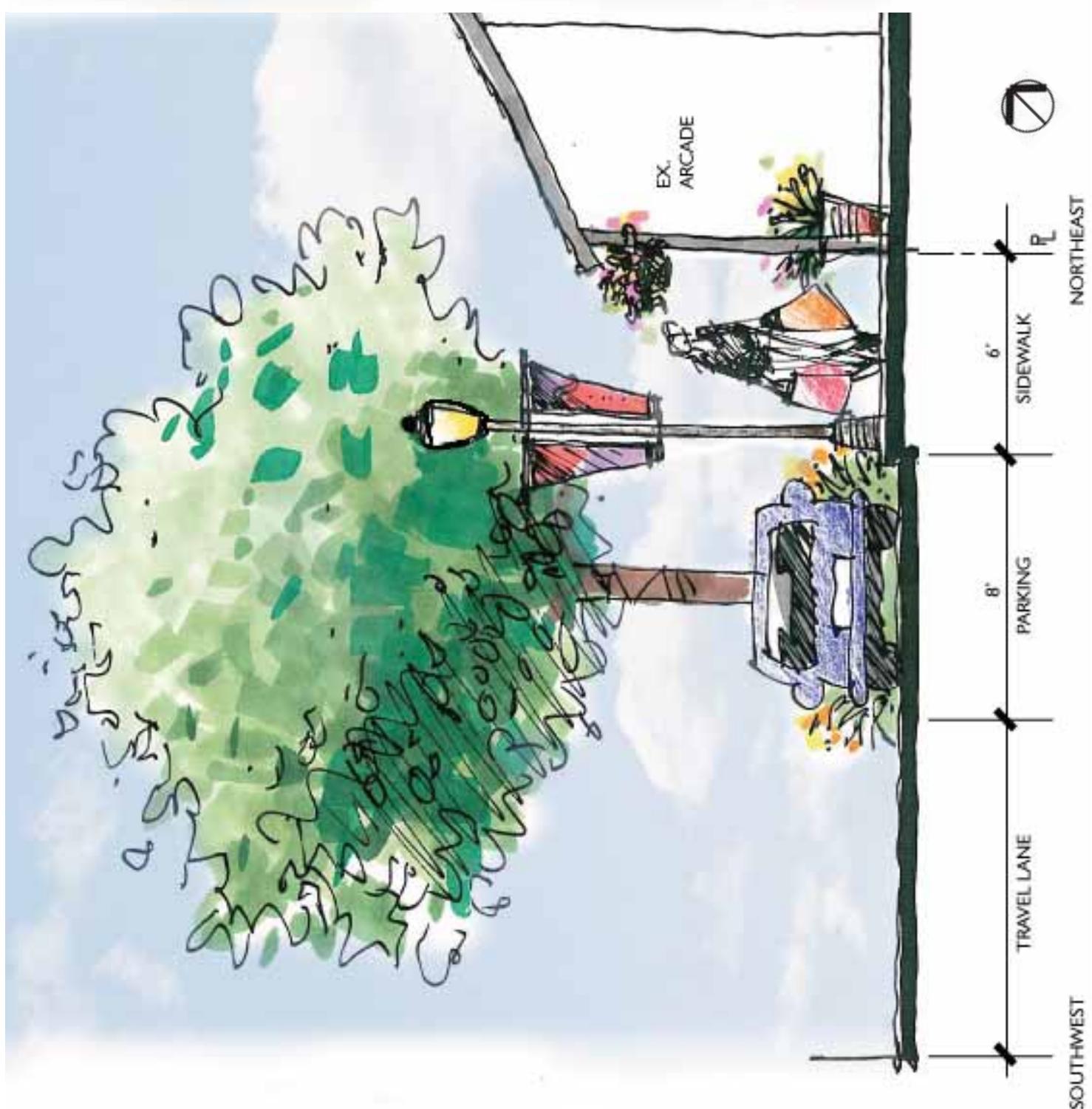
THE DESIGN VISION

FREMONT AVENUE AND 'B' STREET

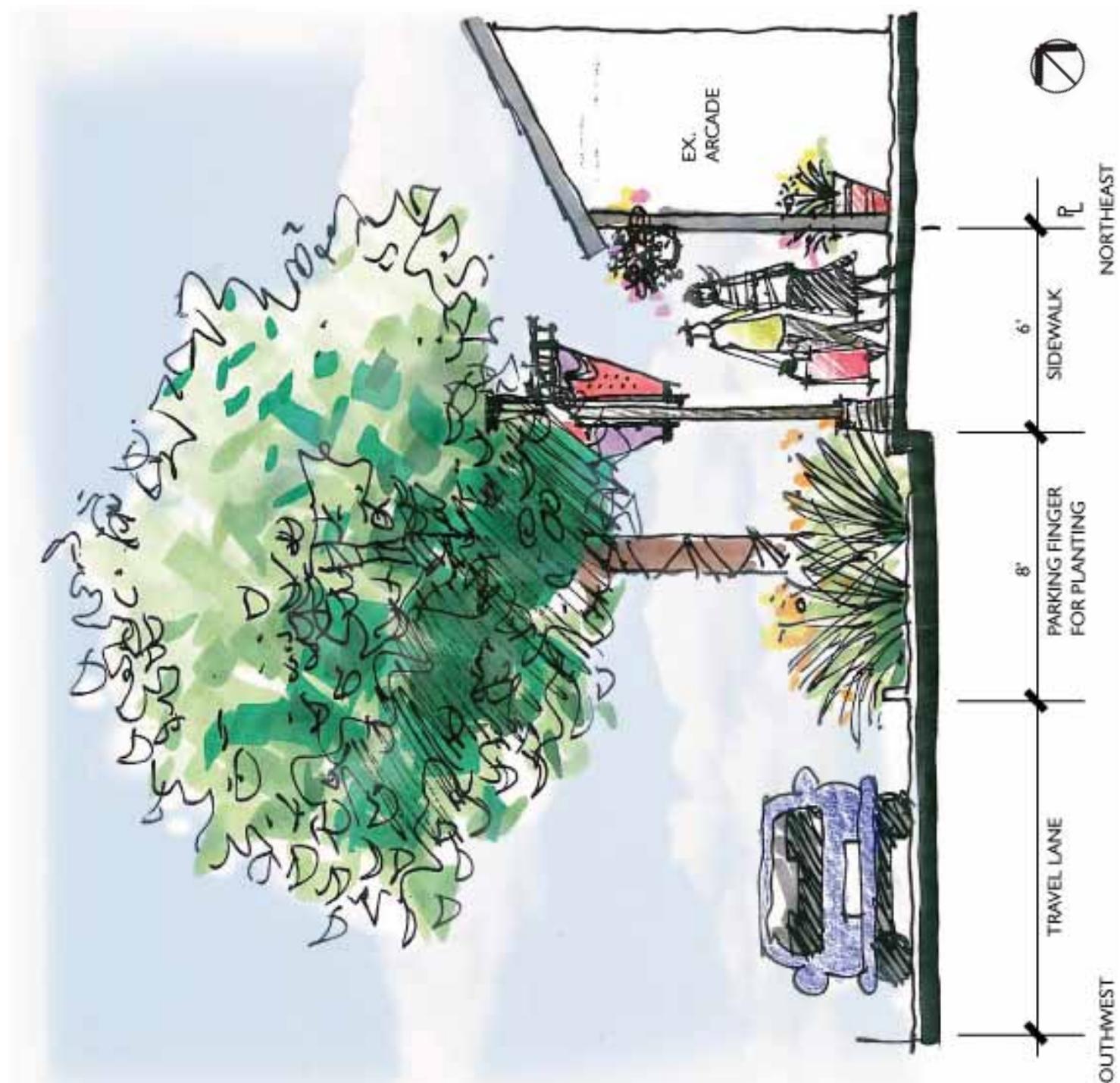
A central node where Carob Lane and B Street intersect is emphasized by a large existing Oak tree. A pedestrian plaza beneath the tree will create a special space central to the district and visible from Fremont Frontage, Carob Lane, and both legs of B Street.



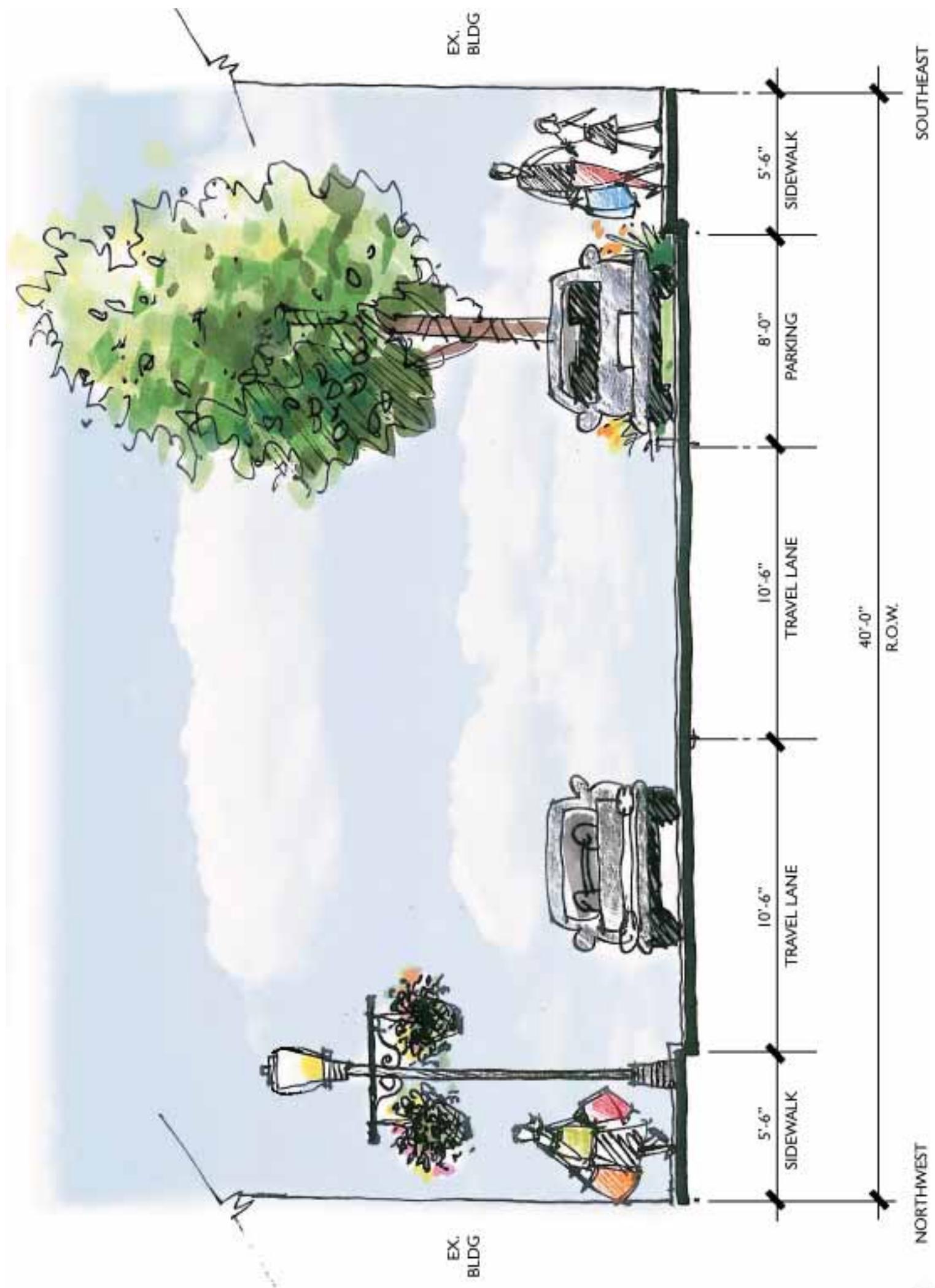
Plan



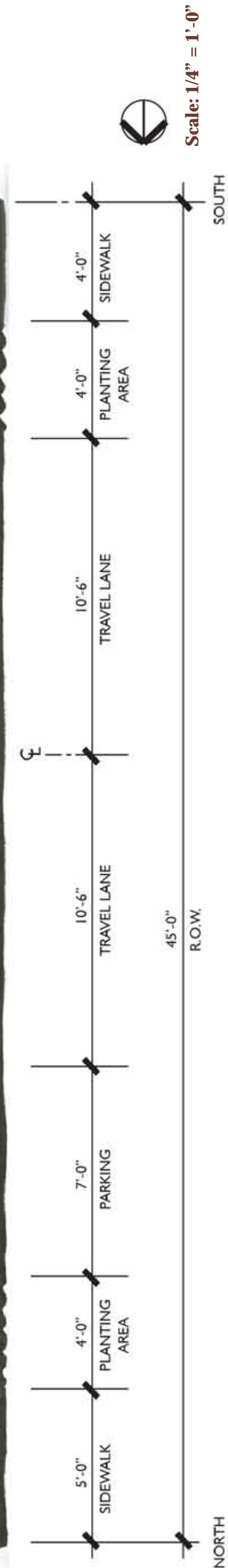
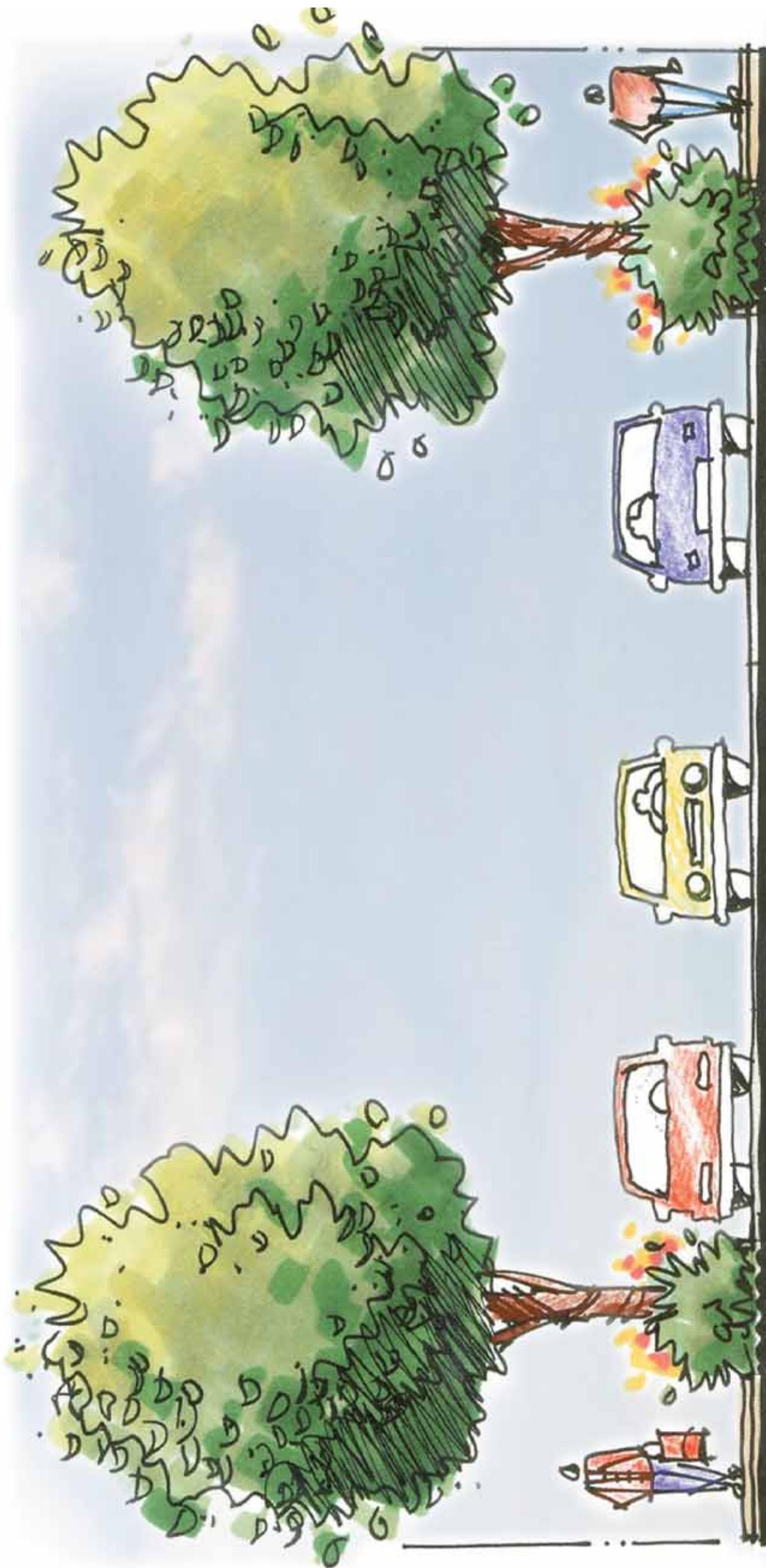
Fremont Avenue : Elevation A1 - A1



Fremont Avenue : Elevation A2 - A2



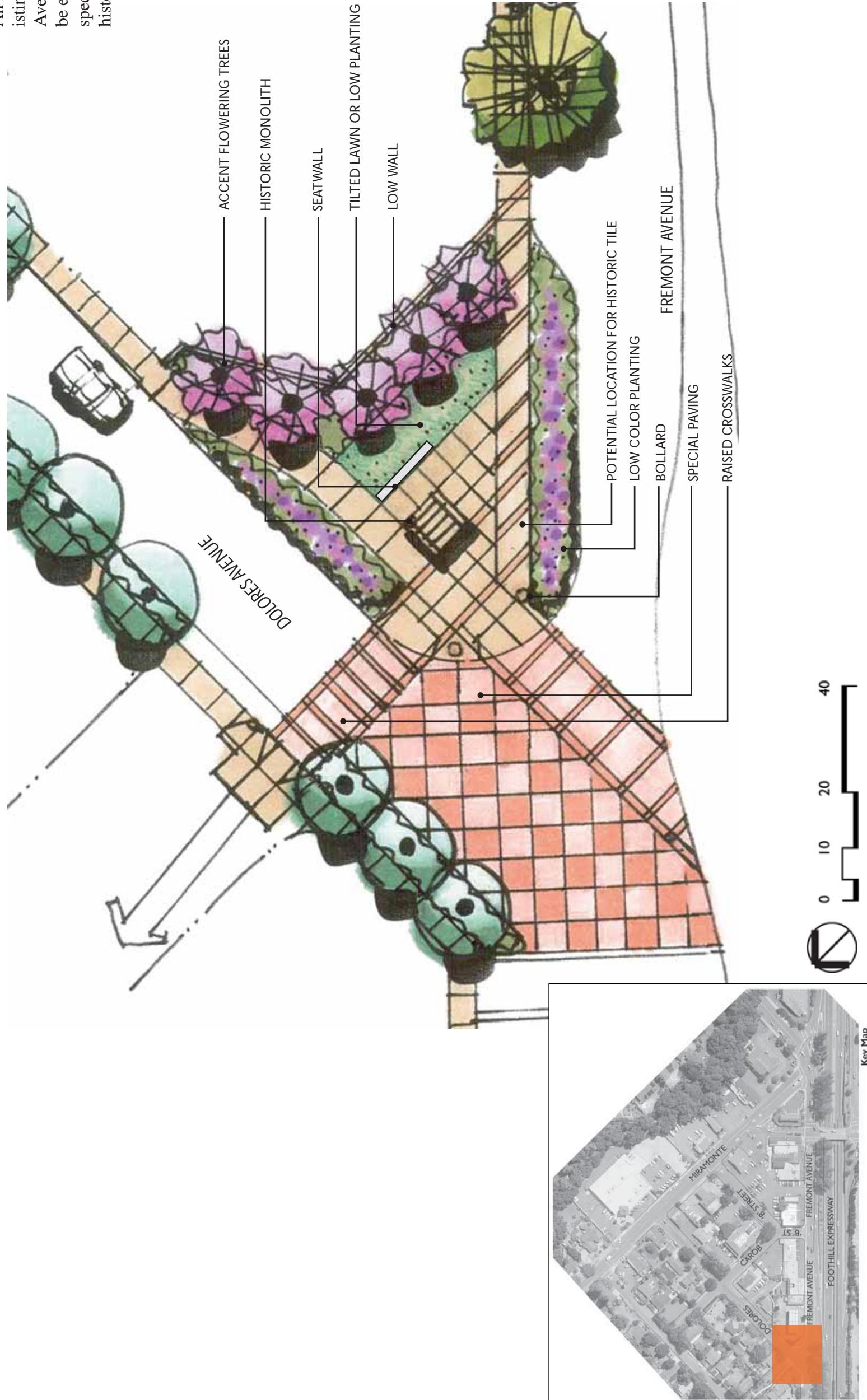
'B' Street : Elevation B - B



'B' Street : Elevation C - C

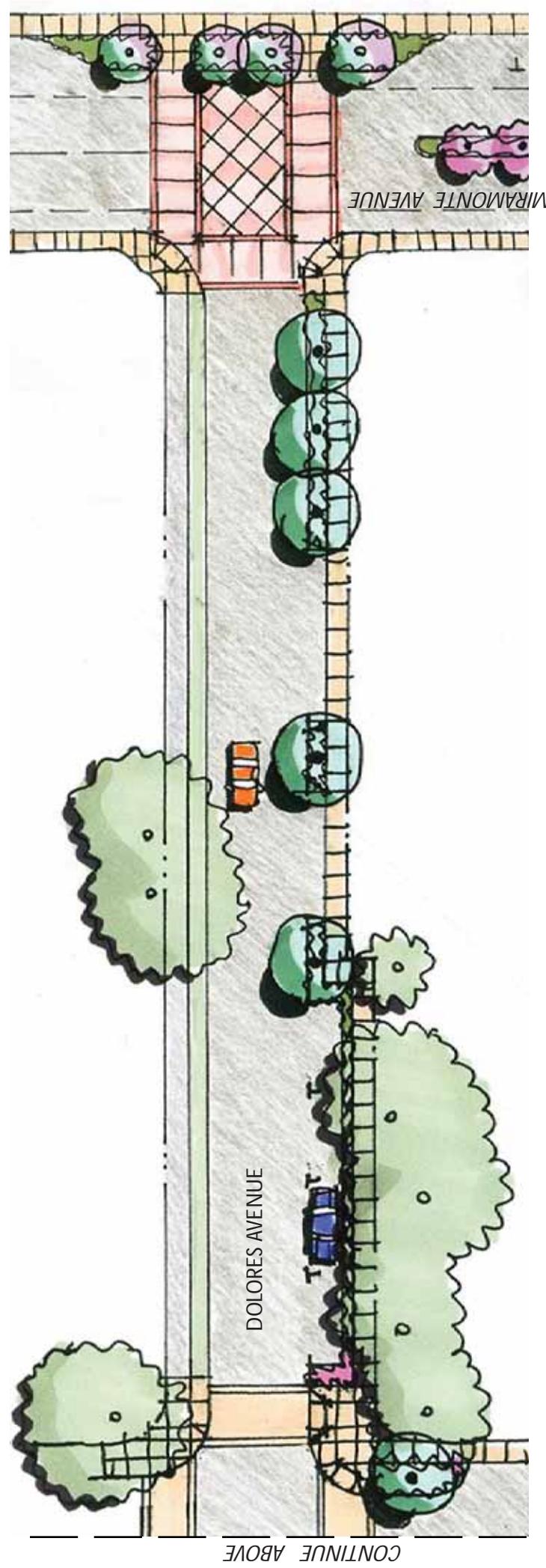
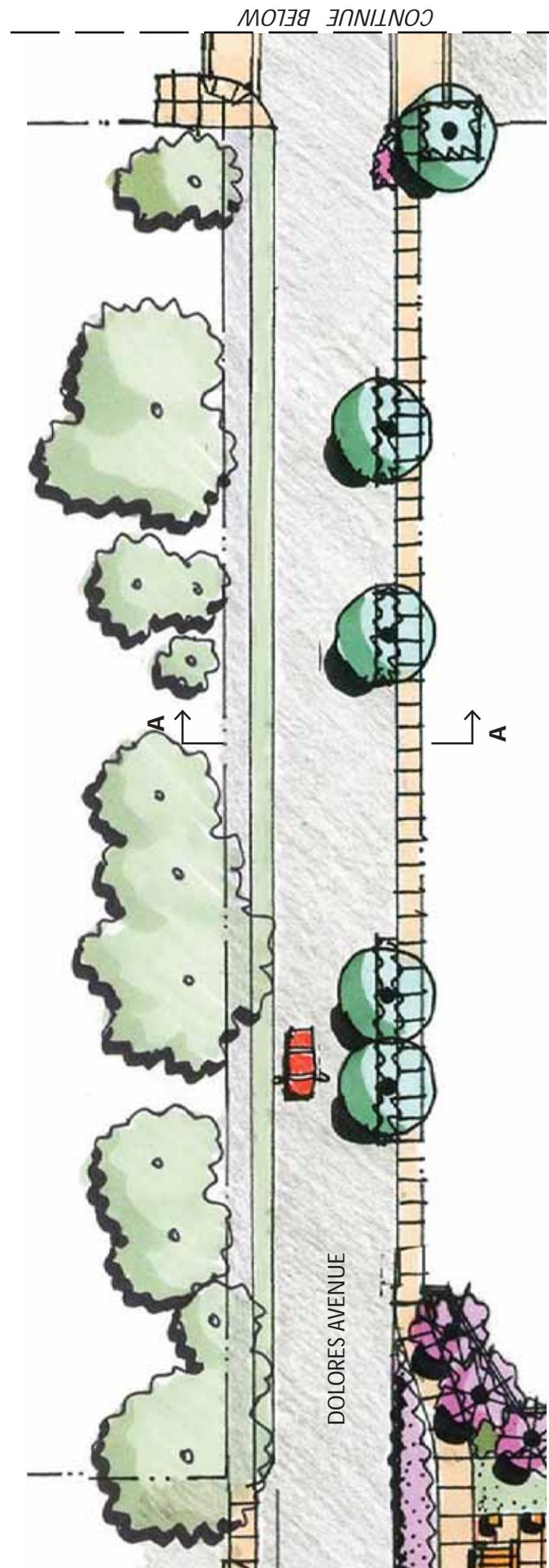
HISTORIC PLAZA AT FREMONT AVENUE AND DOLORES AVENUE

An important gathering space is the existing Loyola Corner Plaza at Fremont Avenue and Dolores Avenue. It will be enhanced with additional planting, special paving, new geometry, and a historic focus.



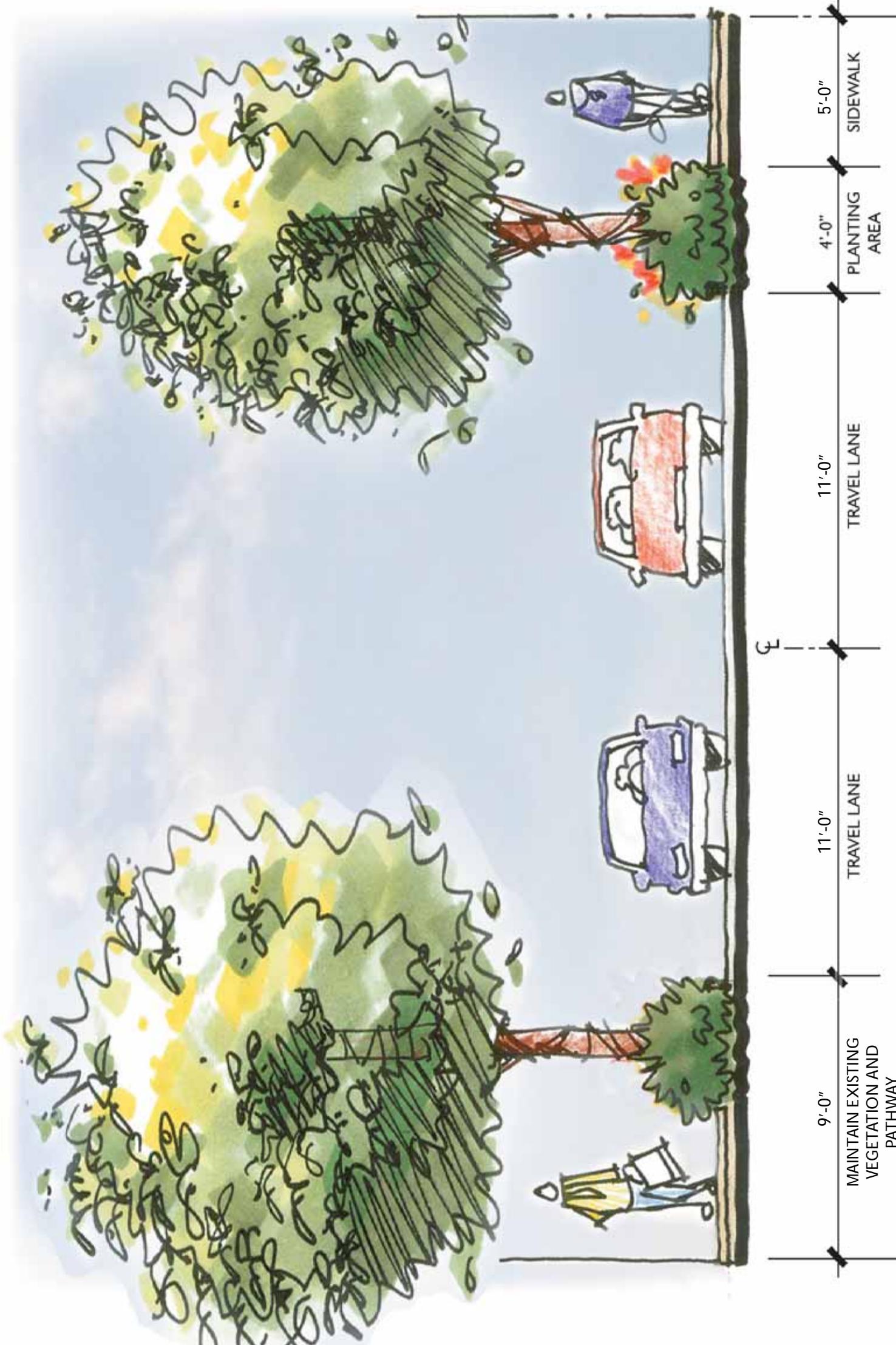
THE DESIGN VISION

DOLORES AVENUE



Plan

The sidewalk along the south side of Dolores Avenue is 5' wide and at grade.

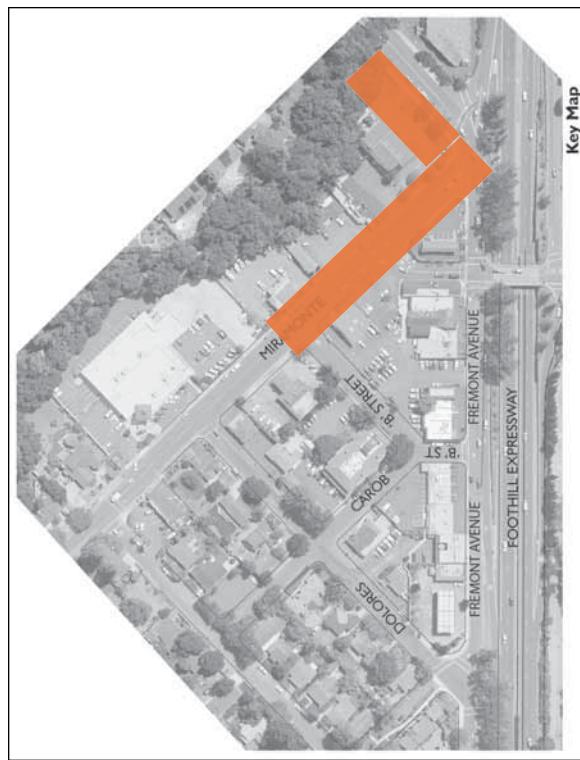
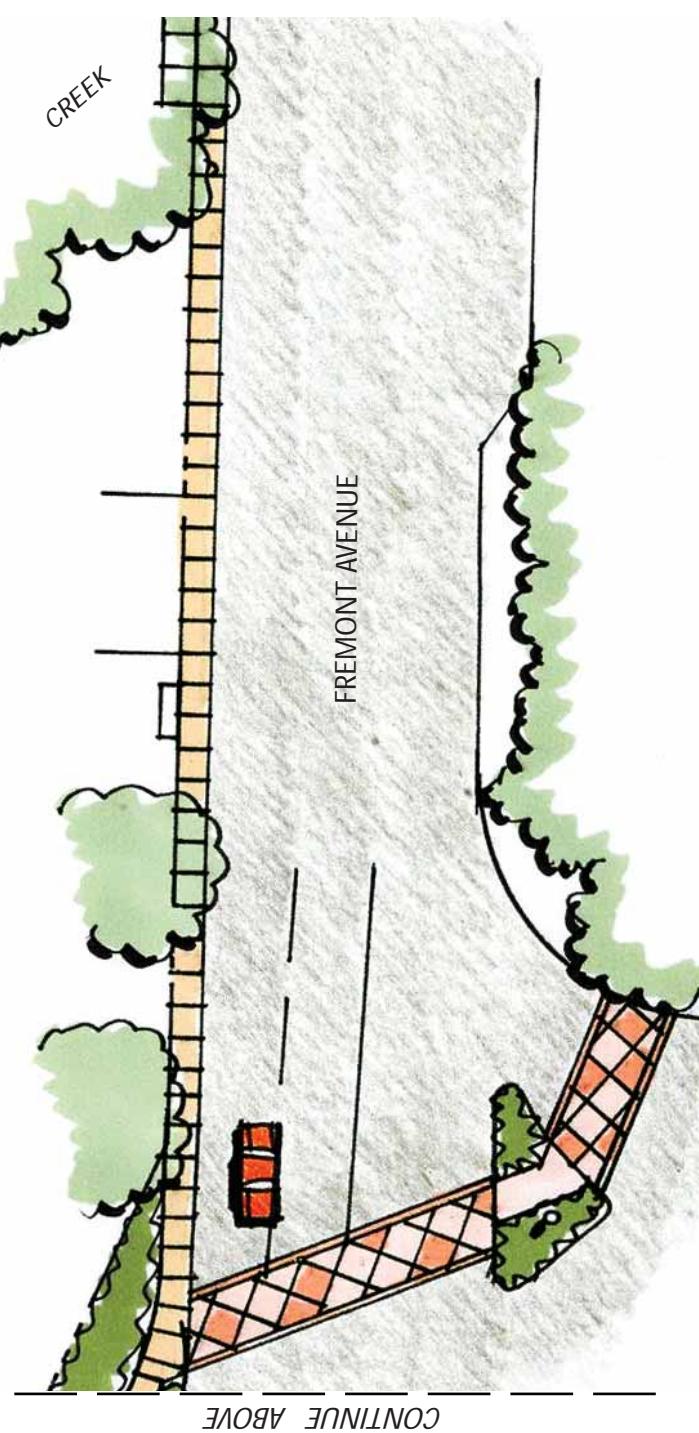
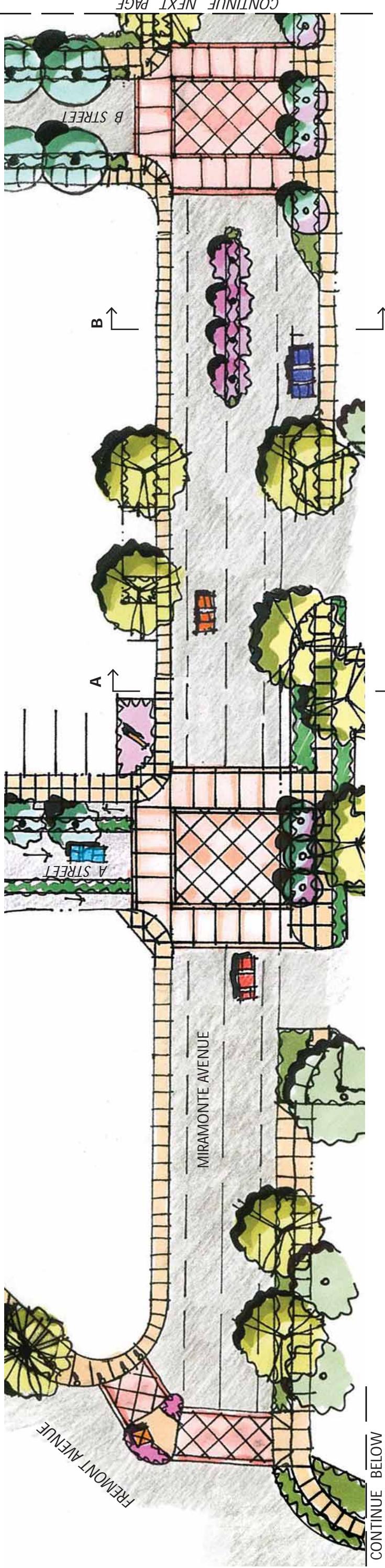


Scale: 1/4" = 1'-0"

Dolores Avenue : Elevation A - A

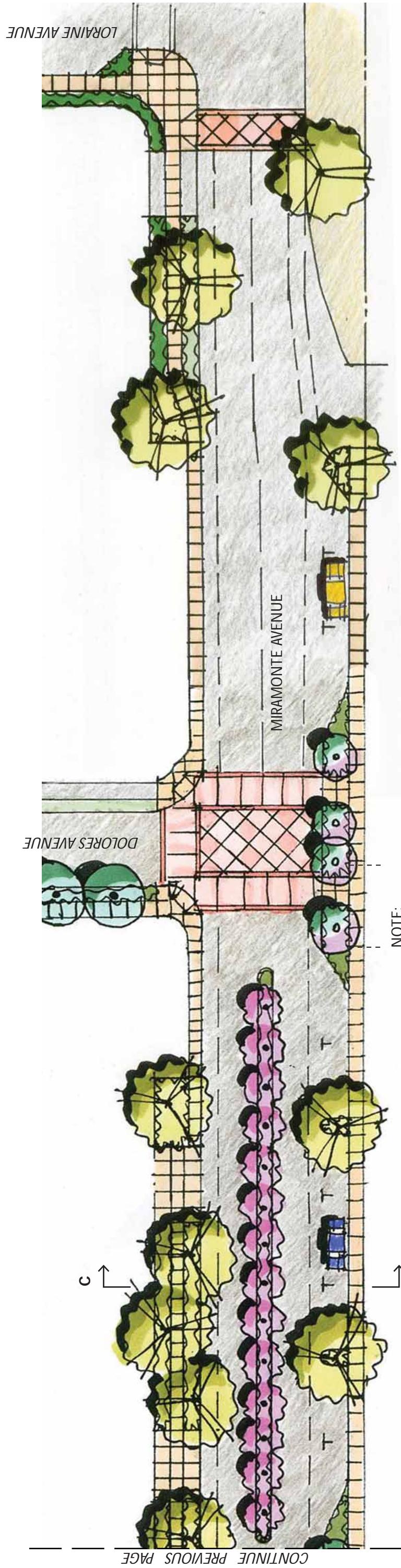
THE DESIGN VISION

MIRAMONTE AVENUE BETWEEN FREMONT AVENUE AND 'B' STREET, & FREMONT AVENUE TO CREEK



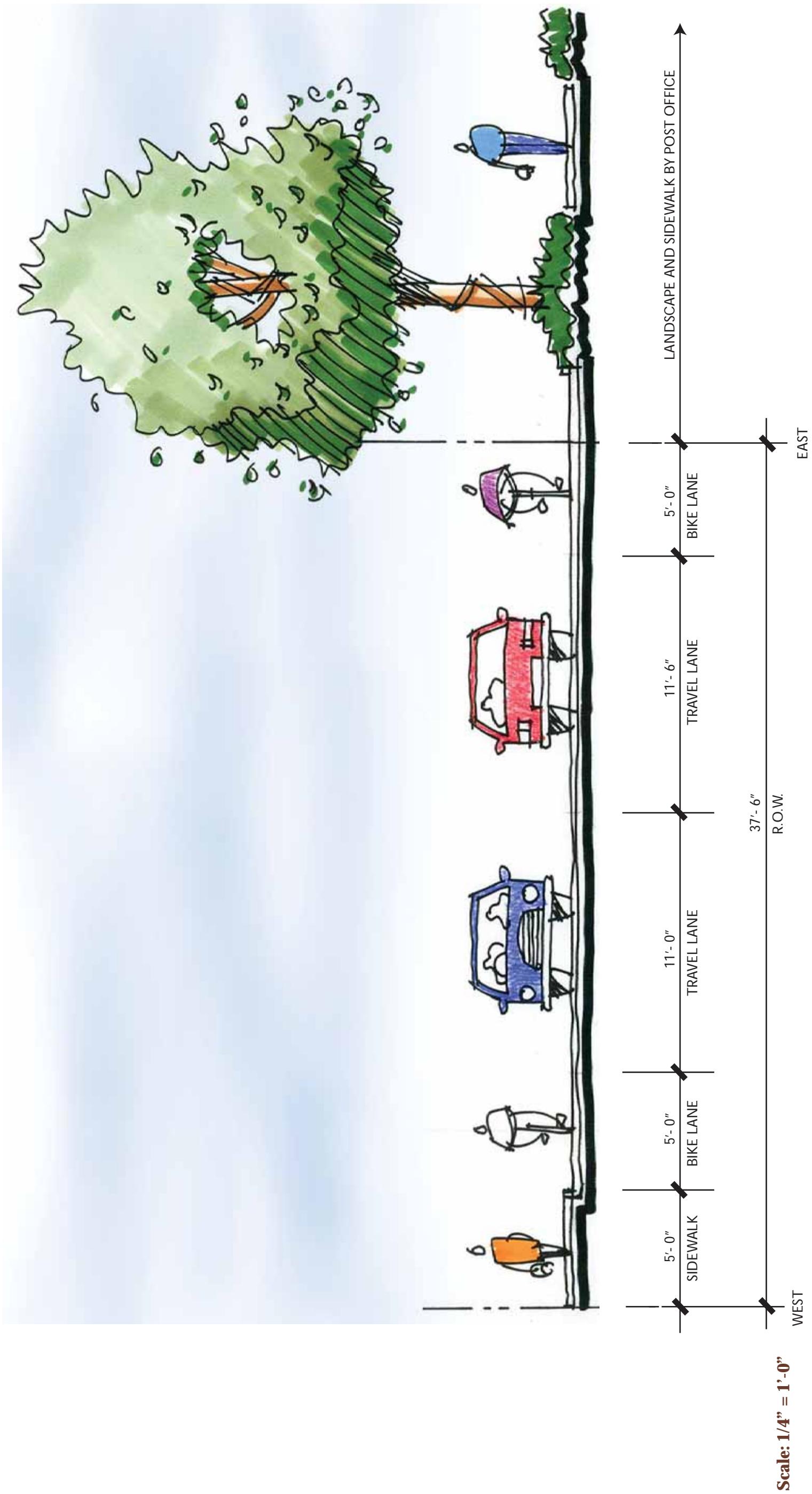
Plan

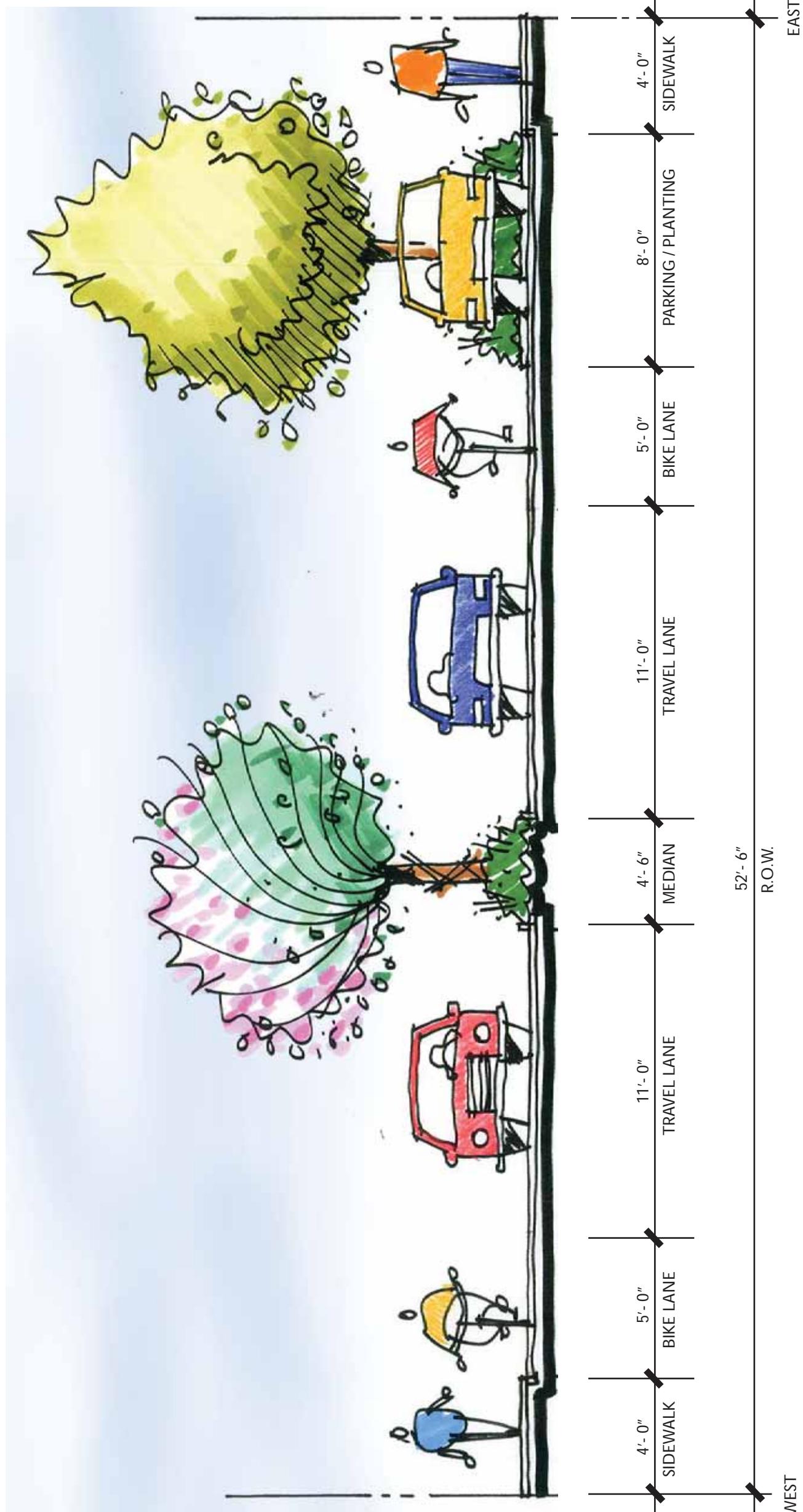
MIRAMONTE AVENUE BETWEEN 'B' STREET AND LORRAINE AVENUE



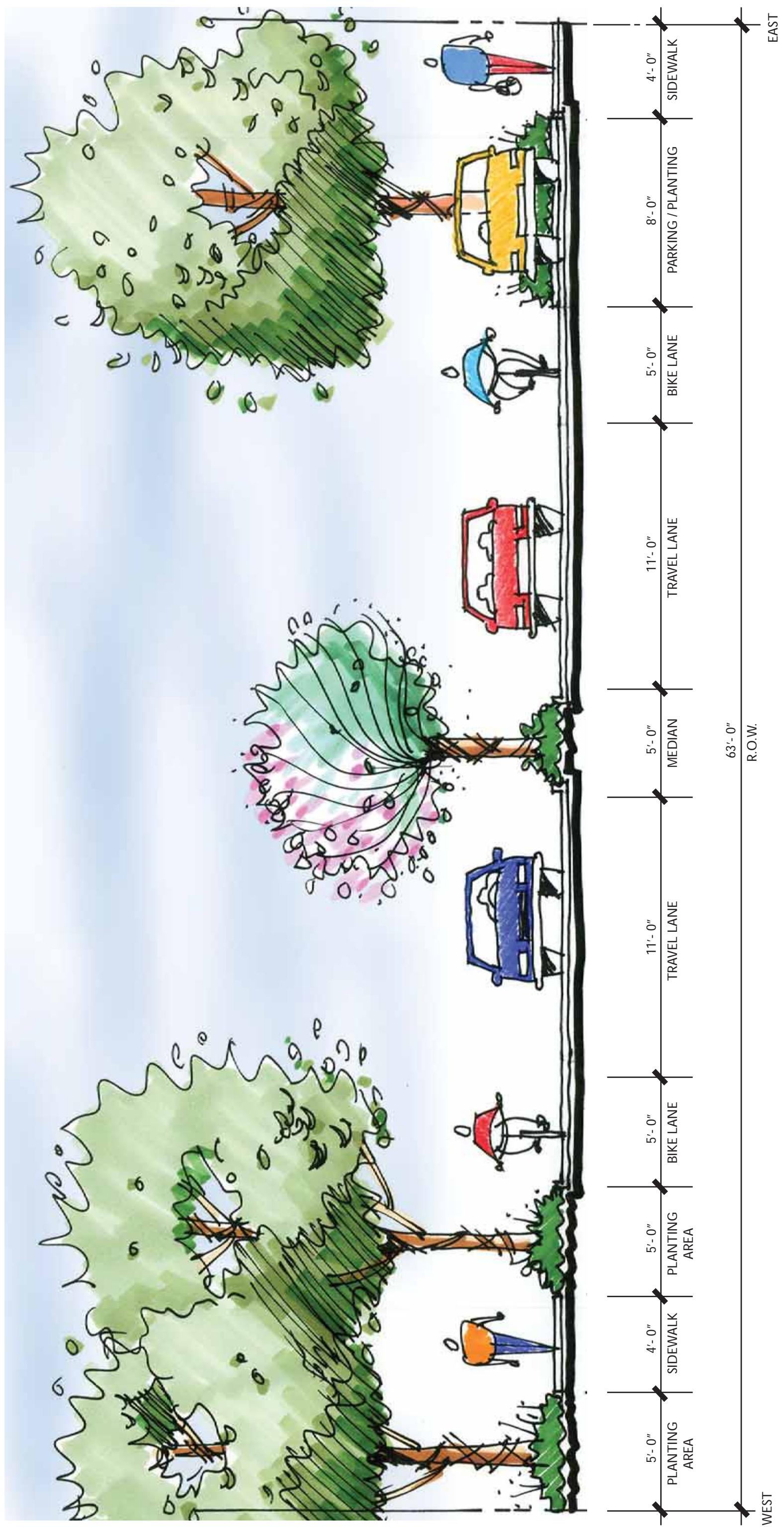
NOTE:
THE US POST OFFICE IS CURRENTLY CONSIDERING AN
ALTERNATIVE CONFIGURATION OF THEIR DRIVEWAY
FOR THE LOYOLA CORNER POST OFFICE. ANY DRIVEWAY
CHANGES WILL NEED TO BE INTEGRATED WITH THE
STREETSCAPE PROJECT AS THE PLANS PROGRESS.







Miramonte Avenue : Elevation B - B

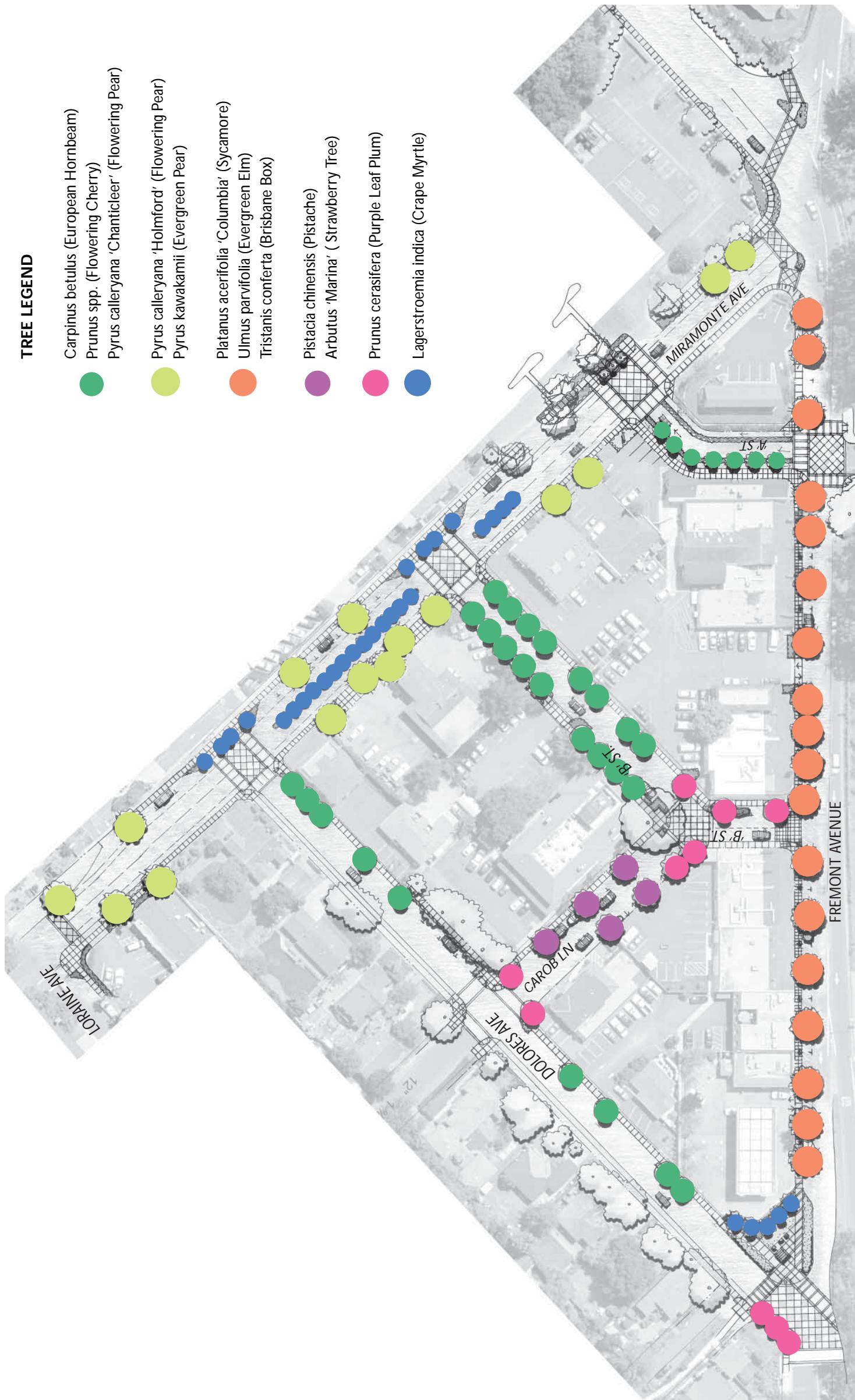


Miramonte Avenue: Elevation C - C

PLANTING

TREE LEGEND

- Carpinus betulus (European Hornbeam)
- Prunus spp. (Flowering Cherry)
- Pyrus calleryana 'Chanticleer' (Flowering Pear)
- Pyrus kawakamii (Evergreen Pear)
- Platanus acerifolia 'Columbia' (Sycamore)
- Ulmus parvifolia (Evergreen Elm)
- Tristanis conferta (Brisbane Box)
- Pistacia chinensis (Pistache)
- Arbutus 'Marina' (Strawberry Tree)
- Prunus cerasifera (Purple Leaf Plum)
- Lagerstroemia indica (Crape Myrtle)

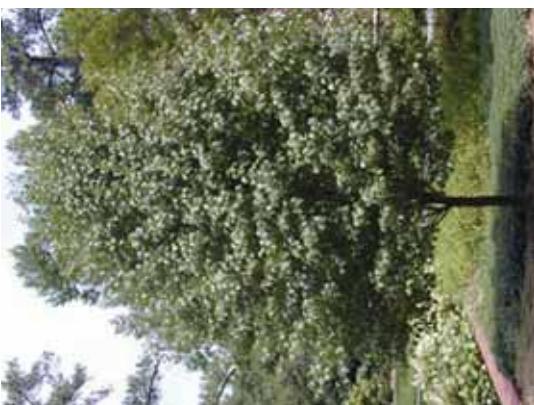


Plan

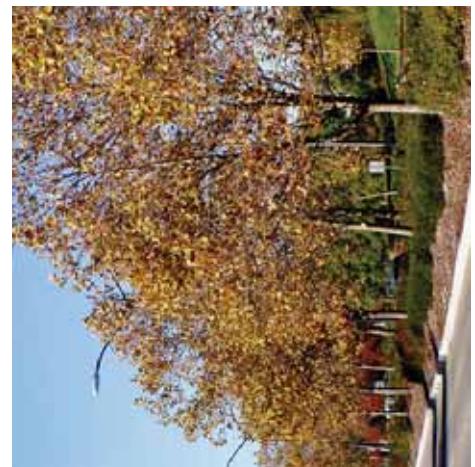
PLANTING



Prunus cerasifera



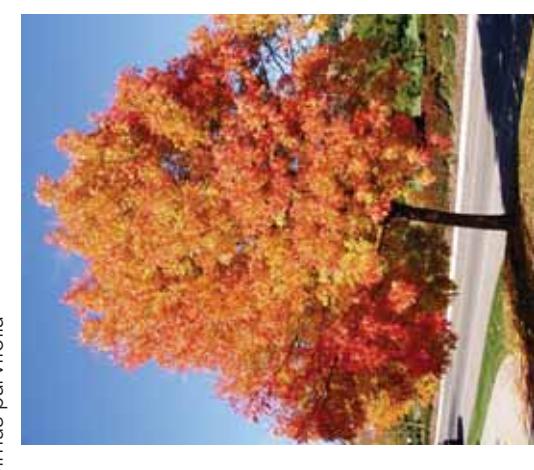
Pyrus calleryana



Platanus acerifolia



Ulmus parvifolia



Pistacia chinensis



Prunus spp.

Lavandula angustifolia



Epilobium spetentionale



Salvia greggii



Hemerocallis hybrids



Rosa rugosa



Phormium 'Maori Maiden'



Phormium 'Jack Spratt'



Dieteria vegeta 'Variegata'



Muhlenbergia rigens



Carex tumulicola

Tree Palette

Shrub & Grass Palette

SITE ELEMENTS**Existing****Proposed**

Stained Concrete w/ Interlocking Pavers



Proposed Corner Plaza

Site Elements**Existing/Proposed**

Existing Base



Existing Fixture



Existing Pole

Streetlights**Concrete Paving**

Interlocking Pavers

SITE ELEMENTS

Existing



Proposed

Proposed



Seating

Existing



Proposed



Manufacturer: Dura Art Stone
Model: Savannah, Round S-3-SA-36
Color: S-16
Finish: Light Sand Blast
Sizes: A combination of pots with different diameters and heights of the same model could be used.

Pots / Planters

Bollards



Proposed

SITE ELEMENTS**Existing****Existing / Proposed**

Manufacturer: Victor Stanley
Model: Iron Sites Series, S42-R
Color: Powder-coated Black

Proposed

Recycle Receptacle

Newstands**Existing****Proposed (single pipe only)****Trash Receptacles****Bike Racks**